

**Minutes of a Regular Session of the Common Council of the Town of Clarkdale
Held on Tuesday, August 14, 2018**

A Regular Meeting of the Common Council of the Town of Clarkdale was held on Tuesday, August 14, 2018, at 6:00 P.M. in the Men's Lounge of Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, Arizona.

CALL TO ORDER – Meeting was called to order at 6:00 P.M. by Mayor Von Gausig.

Town Council:

Mayor Doug Von Gausig
Vice Mayor Richard Dehnert
Councilmember Scott Buckley

Councilmember Bill Regner
Councilmember Ben Kramer

Town Staff:

Town Manager Gayle Mabery (excused after Reports section of agenda)
Finance Manager Kathy Cwiok
Planning Manager Beth Escobar
Project Manager Mike Gray
Utilities/Public Works Director Maher Hazine
Sergeant Troy Smith
Sergeant Nicole Florisi
Town Clerk Mary Ellen Dunn

PUBLIC COMMENT – The Town Council invites the public to provide comments at this time. Members of the Council may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01(G), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date. Persons interested in making a comment on a specific agenda item are asked to complete a brief form and submit it to the Town Clerk during the meeting. Each speaker is asked to limit their comments to five minutes.

There was no public comment.

RECOGNITION OF TOWN MANAGER MABERY, RECIPIENT OF GABE ZIMMERMAN AWARD FOR PUBLIC SERVICE – Councilmember Regner and Council to recognize Town Manager Mabery as recipient of prestigious Gabe Zimmerman Public Service award. Members of Mabery's family surprised the Town Manager by appearing with support.

Councilmember Regner read statements into the record about the award and why our Town Manager was nominated and presented with the prestigious Gabe Zimmerman Public Service Award. Mayor and Councilmembers followed with appreciation and praise for Mabery's years of service and leadership.

REPORTS

Current Events – A brief summary of current events. The Council will not propose, discuss, deliberate or take legal action on any matter in the summary.

Mayor Von Gausig's Report –

- 07/27/18 – Attended Downtown Business Alliance Block Party
- 08/02/18 – Briefed ADEQ “Verde River at Oak Creek” Team on the Verde River and its challenges
- 08/07/18 – Met with Selena Pao and Kim Schonek of the Nature Conservancy regarding various projects they are undertaking in the Verde Valley, i.e., recharge issues
 - Attended meeting with the Nature Conservancy at the Riverfront recharge facility regarding the “Maui Decision” and AZNPDES general license
- 08/14/18 – Attended Verde Front Leadership meeting
- Throughout month worked on Big Chino Pumped Storage project activities and study requests

Vice-Mayor Dehnert's Report –

- 07/27/18 – Attended Downtown Business Alliance Block Party;
 - Attended Concert in the Park
- 08/08 - 10/18 – Attended 2018 Rural Policy Forum in Wickenburg, AZ
- Fielded many calls regarding the upcoming Intergovernmental Meeting on August 16th regarding agenda item

Councilmember Regner's Report –

- 07/14/18 – Attended Pickleball Court dedication
- 07/16/18 – Met with Councilmember Ben Kramer
- 07/19/18 – Attended Gabe Zimmerman Award luncheon at ACMA conference
- 07/20/18 - Attended Arizona Community Action Awards Luncheon
- 07/21/18 – Attended Concert in the Park
- 07/23/18 – Attended and participated in League of Women Voters Candidate Forum
- 07/25/18 – Attended VVTPO meeting
- 07/27/18 – Attended Downtown Business Alliance Block party
 - Attended Mountain Gate/Mandalay Homes model home opening
- 08/01/18 – Attended Public Records training
- 08/03/18 – Attended Clarkdale Historical Society Museum presentation on Clyde Wiggins
- 08/04/18 – Attended Concert in the Park
- 08/07/18 – Attended National Night Out

Councilmember Buckley's Report –

- 07/18/18 – Led a familiarization trip on the Verde River at Clarkdale
- 07/23/18 – Attended League of Women Voters Candidates Forum
- 07/27/18 – Attended Mandalay Homes Grand Opening;
 - Attended Downtown Business Alliance Block Party
- 07/28/18 – Attended Concert in the Park
- 08/07/18 – Attended Downtown Business Alliance meeting
 - Attended National Night Out

Councilmember Kramer's Report –

- 07/14/18 – Attended Pickleball Court opening
- 07/16/18 – Met with Councilmember Regner
- 07/17/18 – Met with Public Works Director to prepare for NAMWUA meeting
- 07/20/18 – Attended NAMWUA meeting
- 07/23/18 – Attended and participated in League of Women Voters Candidate Forum
- 07/27/18 – Attended Downtown Business Alliance Block Party
- 08/01/18 – Attended Public Records Training

Town Manager Mabery's Report –Reminders and Announcements:

- 08/15/18 – National Selfie Day – last year we received one of the national awards; it will also be National Lemon Pie Day and National Day of Relaxation
- Concert in the Park on Saturday 8/18/18 from 7 – 9 p.m.
- Concert in the Park on September 1st from 7 – 9 p.m.
- Clarkdale hosting NACOG Regional Council meeting at the end of the month on August 29 – 30, the Wednesday night reception will be held at Copper Art Museum
- Public Works and Utilities Department – we have a brand new welcome sign at Broadway and Main intersection
- September 3rd the Town offices will be closed for Labor Day
- September 8th – We will be hosting our first educational and fun program – “River Adventure Day” - \$5/pp and will be focused on natural and recreational opportunities at the river. This was put on by Community Services Department in conjunction with Parks and Recreation Commission
- Scheduled a series of public open houses in September and October to educate public on Proposition 445 (Road Bond issue on November 6th General Election ballot) – there is also a lot of information on our website: The September public open house meetings are September 13th at Clarkdale Baptist Church and September 27th at the Verde Valley Moose Lodge (both from 6 – 8 p.m.)

- Clarkdale video will be on our Clarkdale Facebook page. It is a great representation of Clarkdale

Organizational Reports – Reports regarding regional organizations.

CAT– Cottonwood Area Transit (Councilmember Buckley) –

- No report

VVTPO - Verde Valley Transportation Planning Organization & other transportation affiliations. (Councilmember Regner) –

- 07/25/18 - Groseta Ranch Road connection to Main Street/Broadway is tied to the completion of the second phase of the Vineyards at the Cottonwood subdivision and expected to be completed in 2021. NACOG's Jason James requested that Verde Valley jurisdictions review ADOT's Federal Function Classification updates of area roads and provide comments on proposed changes.

NACOG - Northern Arizona Council of Governments. (Vice Mayor Dehnert)

- No report

NAMWUA - Northern Arizona Municipal Water Users Association. (Councilmember Kramer)

- Meeting in Payson: Officers elected; moved forward on some legislative initiatives; amended by-laws to accept non-voting members and subsequently accepted one member – Arizona Water Company; received a report about the non-Indian agricultural study that had been completed

Mayor Von Gausig excused Town Manager Mabery from the meeting to join her family.

CONSENT AGENDA - The consent agenda portion of the agenda is a means of expediting routine matters that must be acted on by the Council. All items are approved with one motion. Any items may be removed for discussion at the request of any Council Member.

- A. **Approval of Minutes of the Common Council** - Approval of the minutes of the Regular Meeting held July 10, 2018 and Special Meeting July 24, 2018.
- B. **Claims** - List of specific expenditures made by the Town during the previous month. July, 2018 check log and PPE dated July 7 and July 21, 2018.

C. Board and Commission Minutes – Acknowledgement of receipt of minutes and draft minutes of the previous month's Board and Commission Meetings.

Board of Adjustments Notice of Cancellation of meeting July 25, 2018

Design Review Board minutes of the meeting held July 5, 2018

Parks and Recreation Commission Notice of Cancellation of meeting July 11, 2018

Planning Commission minutes of the meeting held July 17, 2018

Public Safety Personnel Retirement Local Board minutes of meeting held April 24, 2018

D. Intergovernmental Agreement Regarding Gang & Immigration Intelligence Team Enforcement Mission (GIITEM) State Gang Task Force – Approval of renewal of an Intergovernmental Agreement between the State of Arizona, through its Department of Public Safety, and the Clarkdale Police Department to enhance law enforcement services concerning the criminal activities of street gangs.

E. A Resolution Making Appointments of Associate Magistrates in the Clarkdale Magistrate Court – Approval of Resolution #1578, appointing the panel of Yavapai County Pro-Tem Judges as Associate Magistrates in the Clarkdale Magistrate Court, and providing for terms of office and payment for services.

Action: Approve Consent Agenda items A – E as presented.

Motion: Councilmember Kramer

Second: Councilmember Regner

Voting Member	Aye/Nay
Council Member Scott Buckley	Aye
Vice Mayor Richard Dehnert	Aye
Council Member Ben Kramer	Aye
Council Member Bill Regner	Aye
Mayor Doug Von Gausig	Aye

NEW BUSINESS

FUNDING REQUEST FOR VERDE RIVER WATERSHED REPORT CARD –

Consideration and possible approval of a request from the Friends of the Verde River Greenway for a commitment of \$3,200 over two years to assist in funding the Verde River Watershed Report Card.

Friends of Verde River Greenway has teamed with The Nature Conservancy (with support from the US Forest Service) to produce a Verde River Watershed Report Card. Developing a way to track and report on status and trends of common indicators of health in the Verde River watershed has the potential to transform our understanding of this important river and drive

positive changes that we want to see, if the river is to survive as a flowing, living river system. The watershed health report card will be used as a tool for conveying complex scientific information in a concise and simple format.

According to FVR:

“The report card for the Verde River Watershed will be developed by working collaboratively with stakeholders in all areas – environment, economy, culture, and society. Watershed health report cards are effective in measuring and communicating the way things are and trends over time in an easy-to-understand format. At the same time, the work to develop, monitor, and report on indicators of watershed health leverages actions that ensure continued or improved health of a river system. The very act of measuring and reporting will allow managers to achieve continued or improved health of our river system and communities, based on the goals we want to achieve. Finally, a report card increases awareness of the significance of the river system to the livelihood and health of local communities. From awareness, we can move people to understanding and action.”

The total cost of the project is estimated at \$250,000. The US Forest Service has committed to funding about 45% of the cost, and FVR anticipate additional grant funding from the Nina Mason Pulliam Charitable Trust and the Walton Family Foundation. They are now seeking the additional \$50,000 of required local match from the local municipalities and other stakeholders in the watershed. As a percentage of the population, Clarkdale's contribution would be \$1,600 per year for each of FY19 and FY20, for a total commitment of \$3,200, and includes identification of the Town as a sponsor of the State of the Verde Watershed Conference in the fall of 2019.

The Town of Clarkdale's Report on Commercial River Capacities (January 2015) identified the need to collaborate with other regional land management partners, citizens, organizations and other local governments to ensure stewardship for well-managed recreational and educational opportunities that sustainably connect people to nature along the Verde River and upland ecosystems. In addition, the River Recreation Work Group of the Verde Front (which the Town of Clarkdale co-convenes), has identified the need to collaboratively define the monitoring needs in the Verde River watershed so that consistent tracking and reporting of impacts can be undertaken over time.

As described, it appears that a completed Verde River Watershed Report Card, and on-going updates of that report card over time, would be a useful tool to assist the Town of Clarkdale and others in the Verde River Watershed with our collective goal to sustain a healthy Verde River.

FVR's request is for the Town to make a two-year commitment to this project, at \$1,600 per year, for a total of \$3,200. It should be noted that FVR has included a sponsorship for the 2019 State of the Verde Watershed Conference as part of the benefits of funding the Verde River Watershed Report Card. The Council may recall that the Town of Clarkdale sponsored the 2017 State of the Verde Watershed Conference at a \$1,500 sponsorship level.

The funding sources for our Verde River @ Clarkdale project are commercial outfitter fees, entry donations at the Lower TAPCO RAP, VR@C Annual Memberships, and Proposition 202 Funds from the Yavapai-Apache Nation. With commercial outfitter revenues seeing a decline this year, we are carefully managing the funds available in order to make sure we can sustain our operational needs on the river. Even with the decline in commercial outfitter revenues, the Town does currently have sufficient fund balance in the Verde River @ Clarkdale account to commit \$3,200 towards this project over the next two years if the Council so desires. Any additional funding requests for the 2019 State of the Verde Watershed Conference would have to be carefully weighed at the time of the request, as the Report Card funding may limit our ability to consider other sponsorship requests over the next few years.

Mayor Von Gausig presented this staff report to the rest of the council. Nancy Steele was present from the group to answer any questions.

Action: Approve a \$3,200 partnership commitment for the Verde River Watershed Report Card, to be paid to Friends of the Verde River in \$1,600 increments during FY 2019 and FY 2020.

Motion: Councilmember Regner

Second: Vice Mayor Dehnert

Voting Member	Aye/Nay
Council Member Scott Buckley	Aye
Vice Mayor Richard Dehnert	Aye
Council Member Ben Kramer	Aye
Council Member Bill Regner	Aye
Mayor Doug Von Gausig	Aye

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CLARKDALE, YAVAPAI COUNTY, ARIZONA, SETTING FORTH THE VALUATIONS OF PROPERTY IN THE TOWN OF CLARKDALE FOR THE YEAR 2018-2019 ALONG WITH ADOPTING THE TAX LEVY FOR SAID PROPERTY – Discussion and consideration of Ordinance 391, adopting the tax levy and setting the valuations of property in the Town of Clarkdale for fiscal year 2018-2019.

On July 24, 2018 the Council adopted the Property Tax Levy Resolution and the Fiscal Year 2018-2019 Budget. The Council now needs to adopt the property tax levy for the Town. The levy is placed on each one hundred dollars of assessed value of all property, both real and personal, within the corporate limits of the Town of Clarkdale, except property that the law exempts from taxation.

The tax levy for 2018-2019 is \$1.6455 to raise \$543,838.00 for primary tax purposes. Clarkdale's valuation as quoted by the Yavapai County Assessor's Office for primary taxes is \$33,049,963. The following are the tax rates and the revenues raised for the last two fiscal years:

<u>FISCAL YEAR</u>	<u>TAX RATE</u>	<u>TAXES</u>
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2016-2017	1.7316	\$505,000
2017-2018	1.6612	\$523,500

Finance Manager Kathy Cwiok presented this item to council.

Action: Approve Ordinance # 391, an Ordinance of the Mayor and Common Council of the Town of Clarkdale, Yavapai County, Arizona, setting forth the valuations of property in the Town of Clarkdale for the year 2018-2019 along with adopting the tax levy for said property.

Motion: Councilmember Kramer

Second: Vice Mayor Dehnert

Voting Member	Aye/Nay
Council Member Scott Buckley	Aye
Vice Mayor Richard Dehnert	Aye
Council Member Ben Kramer	Aye
Council Member Bill Regner	Aye
Mayor Doug Von Gausig	Aye

PUBLIC HEARING REGARDING TRACT F CROSSROADS AT MINGUS – A public hearing regarding the site plan and design review of a public park to be constructed on Tract F of the Crossroads at Mingus subdivision, an approximately 3.80 acre parcel located at the northwest corner of the intersection of Mescal Spur Road and Old Jerome Highway in Clarkdale.

Location:

Subject property is located at the northwest corner of the intersection of Mescal Spur Road and Old Jerome Highway.

Zoning: The property is part of the Planned Area Development zoning of the Crossroads at Mingus Subdivision.

General Plan Designation: The entire Crossroads at Mingus Subdivision is designated as MU – Multi-use.

Project:

The applicant is requesting design review and site plan approval for a public park including an active area with a restroom, shade ramadas, playground equipment, multi-use hard surface courts, an approximately 1,000 square foot grassy area, and a passive area with benches and trail connections. A PAR course, with fitness stations, is proposed along the trail system.

Per the Development Agreement the park will be turned over to the Town once construction is completed. As a town facility, the park will be subject to the rules and regulations outlined in Article 12-1 of Town Code. Unless otherwise posted or allowed by issuance of a Town permit, the park would be open daily to the public as a day-use area.

The Development Agreement for the subdivision requires that the developer maintain the landscaping and irrigation system at the park for a period of two years after the park has been dedicated to (and accepted by) the Town.

Background:

The site plan and design for the park at Tract F in the Crossroads at Mingus Subdivision originally completed a review process in 2012. An extensive public input process was undertaken during this original review period, including a separate neighborhood meeting hosted by the applicant and public meetings with the Parks and Recreation Commission and Town Council.

The Parks and Recreation Commission provided comments to the designer of the park during their February 8, 2012 meeting. These comments were specific to the amenities to be included in the park design, the balance of passive and active areas and the general layout of the park.

Based on input during the 2012 meetings a final draft of the plan was presented to Town Council.

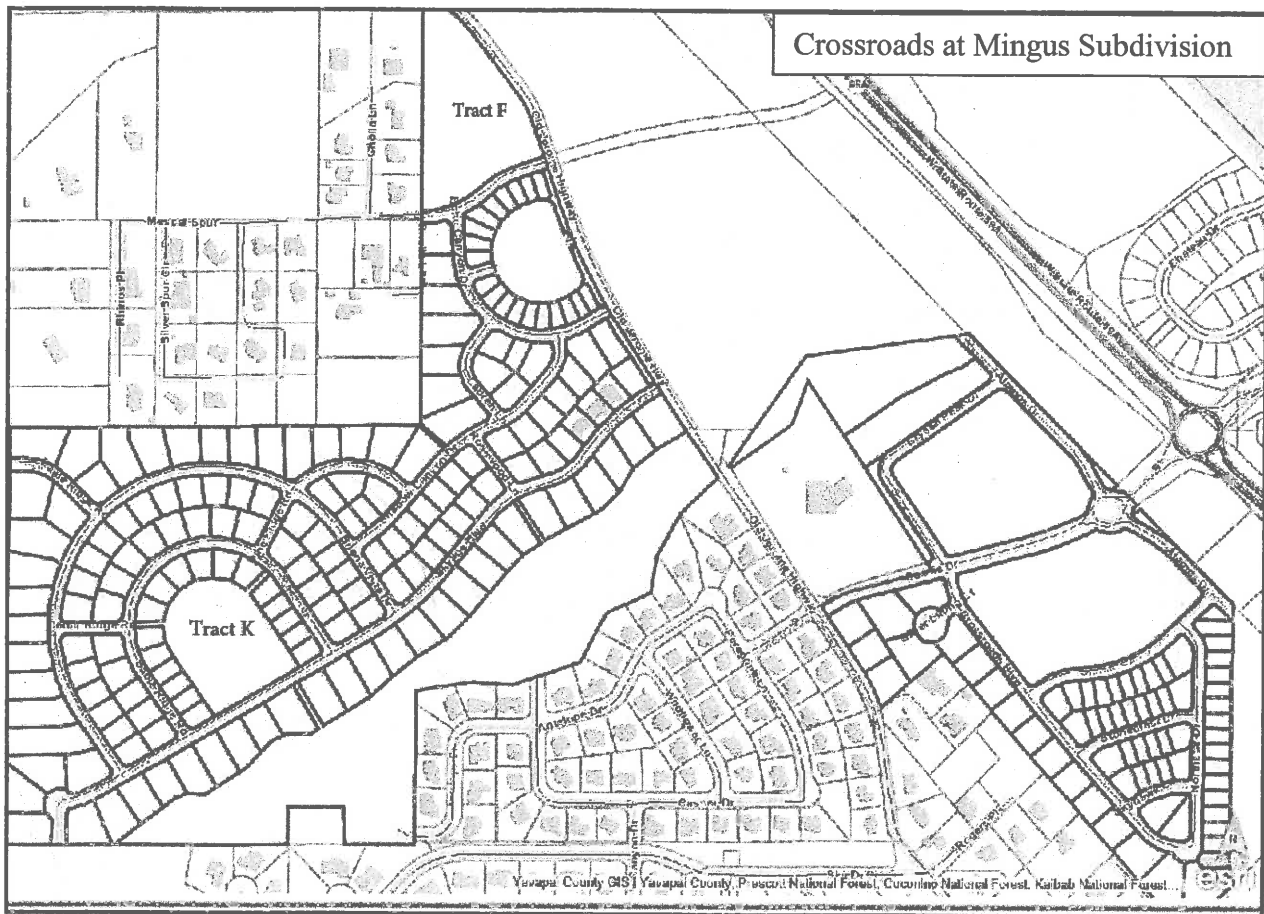
At the Council meeting, the Council moved to forward the project to the Design Review Board for action relating to the design of the park at Tract F.

Due to financial considerations, the applicant chose not to bring forward the application for approval until recently. Upon approval of the site plan and design review, the applicant will be required to post a bond to cover construction costs. Specific building and grading and drainage plans would be required prior to construction, and those permits and associated inspections will be coordinated through the Community Development Department (who issues the permits) and the Public Works/Utilities Department (who are tasked with maintaining parks and other Town facilities once they are turned over to the Town). The completed park will be inspected by the Town throughout the construction process, and the Town's inspection and ultimate approval is required prior to the Town's acceptance of the park into the Town's public park system. Upon approval of the site plan and design, staff anticipates the park might be completed (i.e. ready for the Town's acceptance) by the end of this calendar year.

Given the length of time that had passed since the Parks and Recreation Commission first provided comments for the design review on the Tract F Park, staff presented the current plans to the Commission at their June 13, 2018 meeting.

Concept:

Tracts F is one of two public parks included in the Crossroads at Mingus Subdivision Plat, which was recorded in 2011. Crossroads at Mingus, which is currently under construction, was approved for a total of 241 residential lots and 11 acres of neighborhood commercial property. Approximately 50 new homes have been constructed in this subdivision to date.



In 2014, Town Council approved a Development Agreement with PTM, LLC, the owner of the Crossroads at Mingus project. This document includes the agreed upon park phasing and costs of building out the park and related equipment. This exhibit is attached.

Pertinent to Tract F, the Development Agreement requires the construction of this park be completed prior to issuance by the Town of the 65th residential building permit on the property or prior to the sale by the Developer of the 65th lot, whichever occurs first. No building permits beyond the 64th lot shall be issued on the Property until park improvements for Tract F are accepted for dedication by the Town.

Because the developer is quickly approaching the threshold to have the park completed, it will not be developed in phases as was originally contemplated in the Development Agreement, but will be completed all at once.

Design and Amenities:

- A hard surface off road parking area with a total of nine parking spaces including two ADA van parking spaces.

- One public restroom. Per a request from the Public Works Utilities Director the restroom will be installed with an electronic key pad programmable lock with auto locking and unlocking capabilities. The restroom will be connected to the Town's water and wastewater system.
- A looped trail with connectors to Old Jerome Highway at the northern end of the tract and Mescal Spur Road at the southern end of the tract. The lower portion of this trail shall be ADA accessible. All trails will be a decomposed granite surface. Low-level fully-shielded bollard lights will be placed along the trail.
- Three pet waste cleanup stations placed along the trail.
- Five par course stations (fitness stations) along all portions of the trail.
- Ten benches placed around the park.
- Hard-surface, mixed-use court.
- A four-foot high wrought iron fence between the hard court area and Old Jerome Highway.
- Two horseshoe pits, one with the ability to convert to a corn hole game.
- One bicycle rack placed near the restroom.
- Three shade ramadas each with a picnic table, charcoal grill, trash bin and a low level solar bollard. The grills will be placed at a safe distance from the ramada structures for

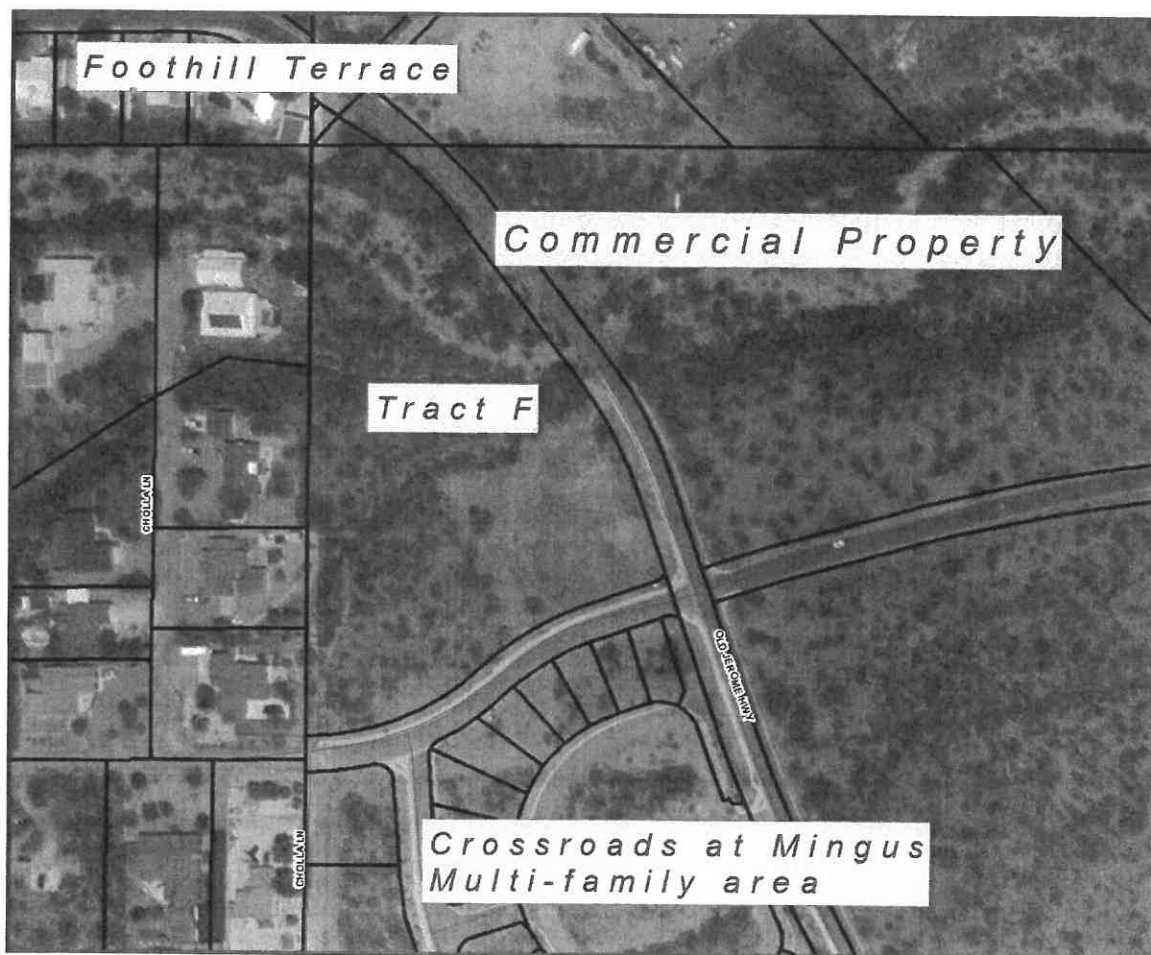
The park as presented conforms with the Town's 2012 Guidelines for Parks and Open Space Development:

- Provides opportunities for healthy, family-oriented and multi-generational activities;
- Includes both active and passive recreational opportunities.

Project Analysis

Site Description

Tract F is approximately 3.80 acres and is located at the northern most point of the subdivision. To the north of Tract F is Foothill Terrace, a fully built out subdivision of single-family homes. To the west is a metes and bounds development of single-family homes. To the east is an approximately 6-acre commercially zoned property.



Tract F is intended to be a neighborhood park, serving the existing and future residents of the area. This will be the first park on the west side of SR 89A and will be open to all members of the public.

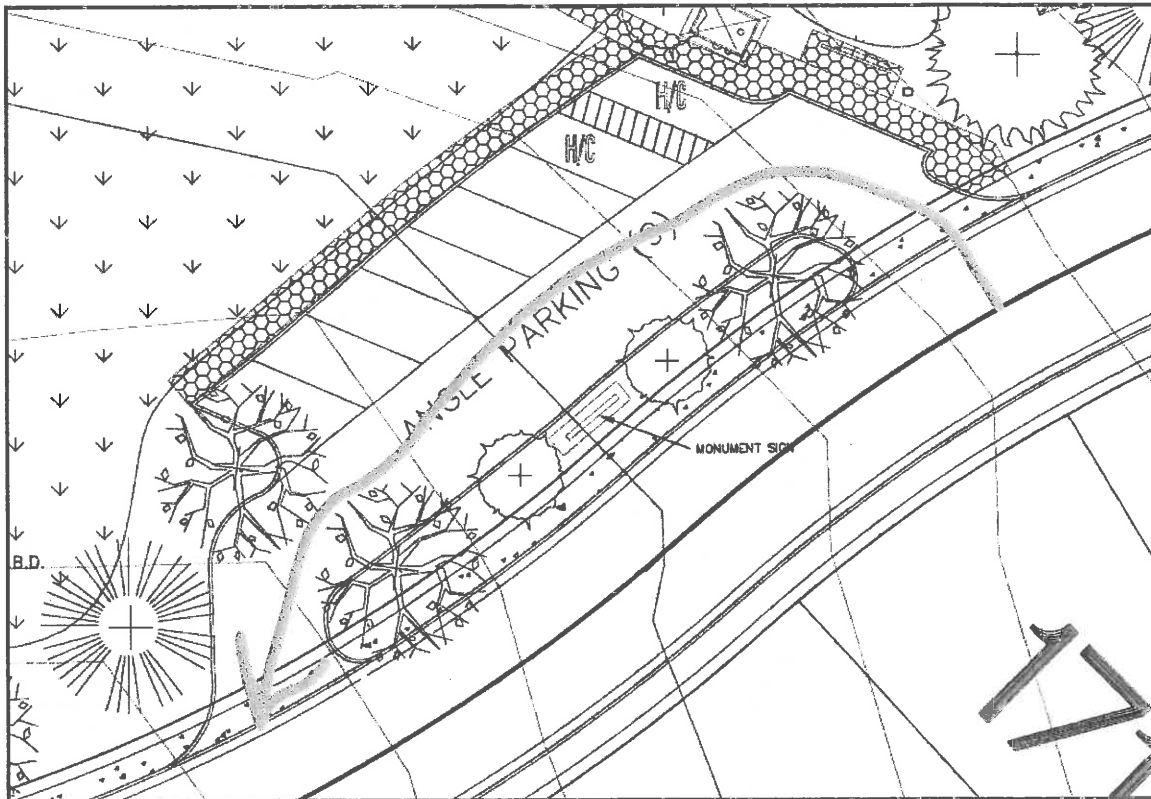
The property is currently vacant. This parcel was originally intended to be the location of the temporary wastewater treatment package plant to serve the subdivision until Town wastewater infrastructure was installed. A large section of the property in the southeast corner was cleared for that purpose. Connection to the Town wastewater system actually became available before housing construction began in this subdivision, eliminating the need of a package plant.

At this time, the park is not on a public transit route.

Access to the park is from Mescal Spur Road, a dedicated Town right-of-way. This road provides access to the metes and bounds single family residences to the west and a connection into Crossroads at Mingus Subdivision to the south.

Mescal Spur is designated as a future collector road in the General Plan. The eastern portion of Mescal Spur is a paved surface connecting with SR 89A as a right-in/right-out intersection. The General Plan has Mescal Spur connecting with Minerich Road to the west in the future.

To address the future traffic capacity of Mescal Spur Road, the parking area has been designed as a one-way drive through to get vehicles off the street and into the parking area quickly and to allow loading/unloading and passenger drop off. This aisle way is wide enough to accommodate bus, emergency vehicles, and RV traffic.

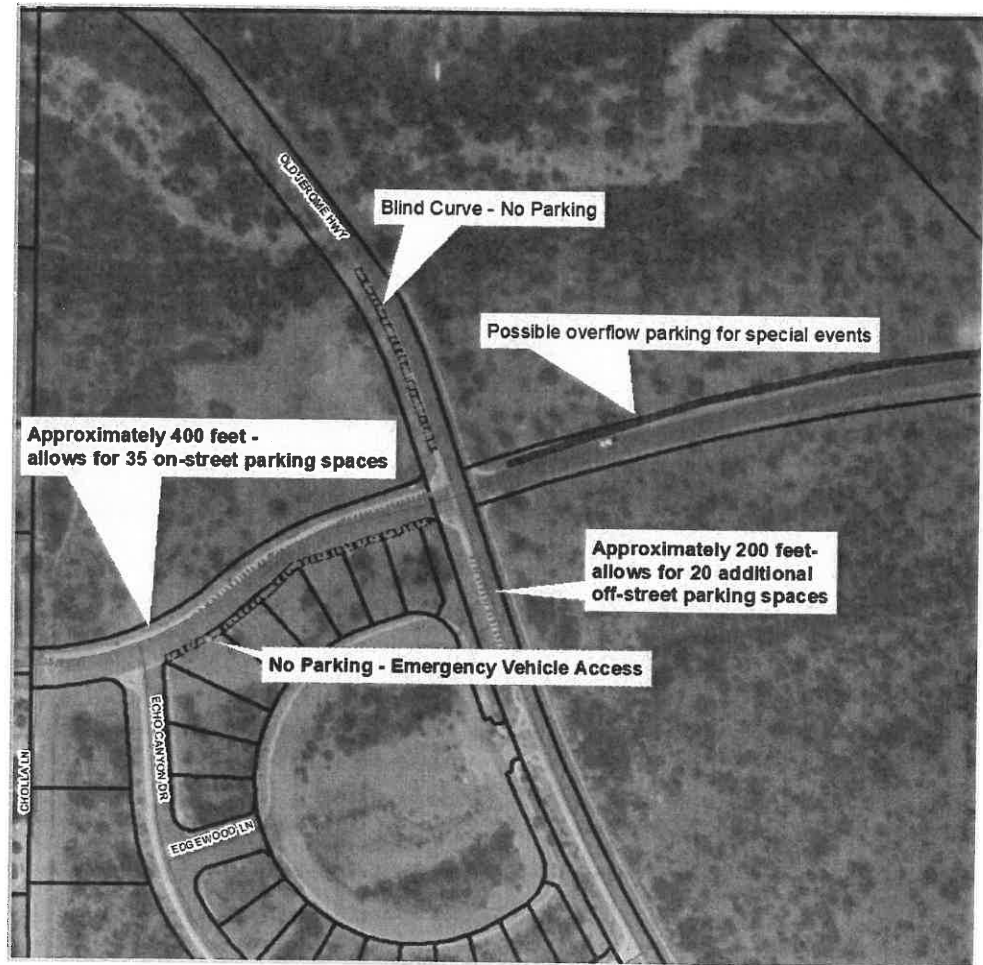


Parking:

Per Section 4-12: Off street Parking and Loading of the Zoning Code, a commercial recreation facility is required to have 1 parking space for every 4 occupants. Nine off-street parking spaces, included two ADA van spaces, are included in this site plan. This covers an average anticipated use of 28 occupants at one time. The parking area is designed to incorporate a bus drop-off and pick up area. Staff has asked the developer to add two additional parking spaces at the west end of the parking lot. This would allow for a capacity of 36 people at the park at one time.

Additional street parking on Mescal Spur Road would also be available. Mescal Spur is a fifty-foot wide right-of-way with a finished surface of 26 feet plus a rolled curb and sidewalk on either side. The portion of Mescal Spur Road between Old Jerome Highway and Echo Canyon could accommodate approximately 35 on-street parking spaces on one side of the road. In order to maintain the required emergency vehicle travel lane of 20 feet, parking would need to be limited to one side of the road.

Additional parking is also available along the portion of Old Jerome Highway south of the intersection. Once again this would be limited to one-side of the road to maintain the emergency vehicle travel aisle minimum.

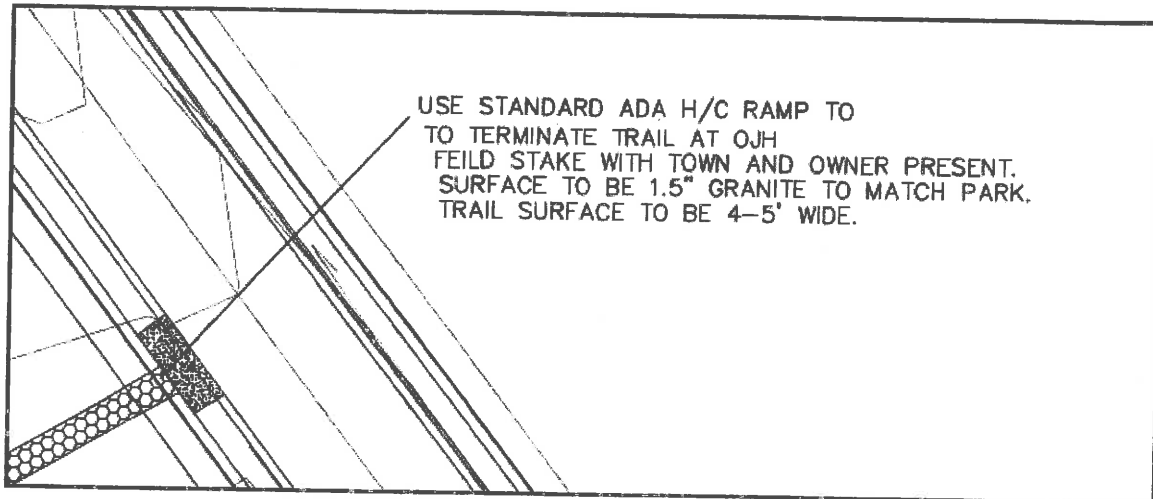


Pedestrian Access

The location of the Tract F Park is within walking distance of several residential areas. It is anticipated a large number of the park patrons will walk and/or bike to the new park.

There are existing sidewalks along Mescal Spur Road. There is an existing sidewalk along the Old Jerome Highway.

A looping trail around and through the active area with a spur to the north with two connections to Old Jerome Highway will be constructed. The trail system will have a decomposed granite surface. Standard ADA ramp connections will be conducted at the two termination points on Old Jerome Highway.



The trail system will be five feet in width. Care will be taken to minimize disturbance to the natural area.

Only a portion of the trail around the active area will be ADA accessible. The remainder of the trail system will be constructed to follow the natural terrain of the property.

Stormwater Management

Staff intends to work with the developer during the construction design phase of the project to incorporate swales and berms to direct as much on-site stormwater into the proposed grassy area.

In addition, the roofs of the ramadas and restrooms will be designed and configured to run stormwater into landscape areas.

Public Participation

Previous public meetings:

- October 12, 2011 Parks & Recreation Commission Public Hearing
 - Identified issues for further discussion regarding site design
- January 5, 2012 Public Meeting at Town Hall
 - Input received from the community regarding site design and equipment
- February 8, 2012 Parks & Recreation Commission
 - Input on the park design, the balance of passive and active areas and the general layout of the park.
- July 24, 2012 Town Council
 - Direction was given to staff to present the draft plan to the Design Review Board for consideration.
- June 13, 2018 Parks & Recreation Commission
 - Input on specific design elements related to ramadas and playground equipment
- July 5, 2018 Design Review Board
 - Final review of the site plan and design and recommendation to move forward to Council for review.

Notices of the Design Review Board meeting were sent to 180 property owners within 1,000 feet of the park property. At this meeting support was voiced for the project. The only concerns expressed were regarding speeding and unsafe traffic in the area.

As the Council is aware, the Public Works Department is examining methods to improve the safety of Mescal Spur/Old Jerome Highway intersection.

Notices were sent out to the surrounding property owners for the August 14, 2018 Council meeting also.

Review Comments

The application was submitted for review to internal and external agencies. Any comments or requirements have been incorporated into the recommended conditions of approval.

Please note that the second park in this development, located at Tract K, is approximately 2.83 acres and is central to the subdivision. Per Section 17.3 of the Development Agreement, this park shall be completed prior to issuance by the Town of the 129th residential building permit on the Property or prior to the sale by the Developer of the 129th lot whichever occurs first. As such, the development discussion relating to Tract K will come back to the Commission at a later date.

Design Review

Unlike a standard commercial development project, the design elements of the park are limited. Staff has received specific direction from both the Parks and Recreation Commission and the Community Services department on the park design and these suggestions have already been incorporated into the site plan.

Restroom:

In response to concerns expressed at the January 5, 2012 public meeting, the restroom will have a clearance area on the bottom to allow for a visible check of occupants. This will be a utilitarian unit with one toilet, one sink, one soap dispenser and one air hand dryer. Motion lights will be installed for both the interior and exterior lighting. Per a request from the Public Works Utilities Director the restroom will be installed with an electronic key pad programmable lock with auto locking and unlocking capabilities. The restroom will be connected to the Town's water and wastewater system.

Lighting:

A minimum amount of fully shielded low-height solar bollards are proposed along the trail system. Per a request from the Police Department, the restroom will have an exterior mounted motion-sensing light. Per the Outdoor Lighting Code motion sensing lights can be unshielded. Staff will work with the Police Department regarding the best place to install this light so that public safety is maintained with the least visible intrusion possible. These details will be finalized during the building permit phase.

Signage:

One monument sign is proposed at the entrance to the parking area. This sign will be constructed by the applicant with a design to be determined by the Town prior to issuance of a building permit. The name of the park will be decided at the same time.

Landscaping:

The landscape design includes 34 trees, 11 evergreens and 23 deciduous, all from the Town's approved plant list. Tree height will be between 4 – 6 feet at planting.

Since shrubs require regular maintenance, no shrubs are included in the plant list. The grassy area will be a mix of Bermuda and annual rye.

A variety of different sized boulders will be scattered throughout the park.



The currently undisturbed portion of the property will be left in a natural state except for the trail system.

Procedure for a Town Park

Per Section 11-10 of the Zoning Code the Design Review Board is authorized to conduct Site Plan and Design Review and the decision of the Design Review Board is final. However, since this application is for a park which will eventually become part of the Town park system, the Design Review Board has forwarded the application to Town Council with a recommendation of approval with the following conditions:

1. The park shall be constructed per the approved site plan.
2. Town staff shall approve the final design for all park amenities.
3. The restroom shall be installed with motion lights, an electronic keypad programmable lock with auto locking and unlocking capabilities.
4. The monument sign shall be constructed per a Town approved design.
5. Final grading and drainage plans shall be submitted with the building permit and shall address protection from any potential onsite/offsite flows.
6. The building permit application shall include details for the water and wastewater connections.
7. As required by Yavapai County Flood Control, developer shall obtain a development permit from Yavapai County before work is begun on the northern trail area.
8. The irrigation system design shall incorporate WaterSense best practices.

9. Developer shall provide onsite maintenance of the landscaping and irrigation system at the park for a period of two years after the park has been dedicated to (and accepted by) the Town.

Planning Manager Beth Escobar presented this information to Council.
Mayor Von Gausig opened the discussion to public comment.

Henri Prud'homme, Clarkdale resident, lives almost adjacent to new park and uses Mescal Spur and Old Jerome Highway to access his property and the rest of Clarkdale. Stated he supports the park as do many of the residents in the area. Expressed concern in regard to the traffic situation that existed prior to park's construction. There is a wash to the north of the park (Mescal Wash) and a major dip in the roadway. Also a bit of a curve, so if you are coming from the west going east on Mescal Spur, trying to cross Old Jerome Highway, or turn, there is a blind spot. People coming from Foothills Terrace down through the wash and approaching the intersection, "you have maybe one or two seconds worth of line of sight to see a vehicle". The park may make it a more difficult situation with additional traffic and vegetation planted. He believes staff is trying to take action to mitigate this situation.

Action: This is a public hearing only and no council action is required.

DESIGN AND SITE PLAN OF TRACT F CROSSROADS AT MINGUS – Discussion and possible action regarding the site plan and design review of a public park to be constructed on Tract F of the Crossroads at Mingus subdivision, an approximately 3.80 acre parcel located at the northwest corner of the intersection of Mescal Spur Road and Old Jerome Highway in Clarkdale.

Planning Manager Beth Escobar presented this action item that follows the previous item's public hearing.

Discussion followed regarding the traffic concerns expressed in public comment. Escobar noted that Public Works had traffic monitors and speed monitors out on Old Jerome Highway as well as a temporary barrier to slow people down. The level of traffic at the intersection does not warrant a four-way stop at this time. Public Works is examining other ways to slow traffic down. The landscape architect for the plan has already shifted some trees to make a clear line of sight.

Escobar explained that the bathroom would be locked at night and will be unlocked by staff when park is open. There will be safety checks to make sure that no one gets locked in.

Councilmember Buckley stated he appreciated the developer's design and site plan.

Action: Approve the design and site plan of Tract F park as presented with the recommended conditions and allow staff to make the final determinations regarding equipment, amenities and structures.

Motion: Councilmember Buckley

Second: Councilmember Kramer

Voting Member	Aye/Nay
Council Member Scott Buckley	Aye
Vice Mayor Richard Dehnert	Aye
Council Member Ben Kramer	Aye
Council Member Bill Regner	Aye
Mayor Doug Von Gausig	Aye

BROADWAY CORRIDOR FOCUS AREA PLAN – Discussion and possible action regarding adoption or direction on the Broadway Corridor Focus Area Plan.

This item was tabled to the next Regular Meeting on September 11th due to technical difficulties that prevented the PowerPoint presentation from being shown.

INTERGOVERNMENTAL AGREEMENT BETWEEN THE CLARKDALE-JEROME SCHOOL DISTRICT AND TOWN OF CLARKDALE FOR SCHOOL RESOURCE OFFICER ON CAMPUS - Discussion and consideration of the Intergovernmental Agreement between the Clarkdale-Jerome School District and the Town of Clarkdale for a School Resource Officer.

In January 2017, the COPs grant funding ran out. We are asking the school to assist us with partial funding of the School Resource Officer until such a time as alternative resources are secured. This agreement provides for School Resource Officer services as listed on the attached Agreement during the school year from August 2, 2018 through May 22, 2019.

The School District has agreed to pay \$10,000.00 for the Officer services.

Sergeant Troy Smith presented information on this agenda item to Council. Smith stated that the Town is continuing to look for additional funding to continue this program.

Councilmember Buckley commented on the importance of this program for the safety it provides.

Action: Approve the Intergovernmental Agreement between the Clarkdale-Jerome School District and Town of Clarkdale for a School Resource Officer on Campus.

Motion: Councilmember Buckley

Second: Councilmember


Voting Member	Aye/Nay
Council Member Scott Buckley	Aye
Vice Mayor Richard Dehnert	Aye
Council Member Ben Kramer	Aye
Council Member Bill Regner	Aye

Mayor Doug Von Gausig	Aye
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FUTURE AGENDA ITEMS - Listing of items to be placed on a future council agenda.

ADJOURNMENT – Without objection, Mayor Von Gausig adjourned the meeting at 7:44 P.M.

APPROVED:



Doug Von Gausig, Mayor

ATTESTED/SUBMITTED:



Mary Ellen Dunn, Town Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Town Council of the Town of Clarkdale, Arizona held on the 14th day of August, 2018. I further certify that meeting was duly called and held and that a quorum was present.

Dated this 12th day of September 2018.

SEAL



Mary Ellen Dunn, Town Clerk